042.0	0003	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	858,700	/	858,700
USE VALUE:	858,700	/	858,700
ASSESSED:	858,700	/	858,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91	-93	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL PAUL R & BONNIE
Owner 2:	TRUSTEES/CAMPBELL TRUST
Owner 3:	
Street 1:	21 MEADOW VIEW RD
Street 2:	
Twn/City:	CHATHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02633 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,935 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1982, having primarily Vinyl Exterior and 2090 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4935.000	404,300		454,400	858,700
Total Card	0.113	404,300		454,400	858,700
Total Parcel	0.113	404,300		454,400	858,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.86 | /Parcel: 410.8

Legal Description

User Acct

28954

GIS Ref

GIS Ref

Insp Date

04/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	404,300	0	4,935.	454,400	858,700	858,700	Year End Roll	12/18/2019
2019	104	FV	369,900	0	4,935.	482,800	852,700	852,700	Year End Roll	1/3/2019
2018	104	FV	369,900	0	4,935.	352,200	722,100	722,100	Year End Roll	12/20/2017
2017	104	FV	347,400	0	4,935.	306,700	654,100	654,100	Year End Roll	1/3/2017
2016	104	FV	347,400	0	4,935.	261,300	608,700	608,700	Year End	1/4/2016
2015	104	FV	297,700	0	4,935.	255,600	553,300	553,300	Year End Roll	12/11/2014
2014	104	FV	297,700	0	4,935.	210,200	507,900	507,900	Year End Roll	12/16/2013
2013	104	FV	309,200	0	4,935.	200,000	509,200	509,200		12/13/2012

!3533!

PRINT

Date	Time
12/10/20	18:45:42

LAST REV

Date	Time
05/03/18	12:00:04

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3533

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1173-191		7/3/1997	Family	100	No	No		F

USER DEFINED

Prior Id # 1:	28954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
3/10/2000	Inspected	276	PATRIOT
2/11/2000	Mailer Sent		
2/11/2000	Measured	197	PATRIOT
1/1/1983		JM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4935		Sq. Ft.	Site		0	80.	1.15	1									454,438						454,400	

Total AC/HA: 0.11329 | Total SF/SM: 4935 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,438 | Spl Credit | Total: 454,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15239239
Const Adj.:	0.99989998
Adj $ / SQ:	161.319
Other Features:	135500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522310
Depreciation:	118042
Depreciated Total:	404268

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

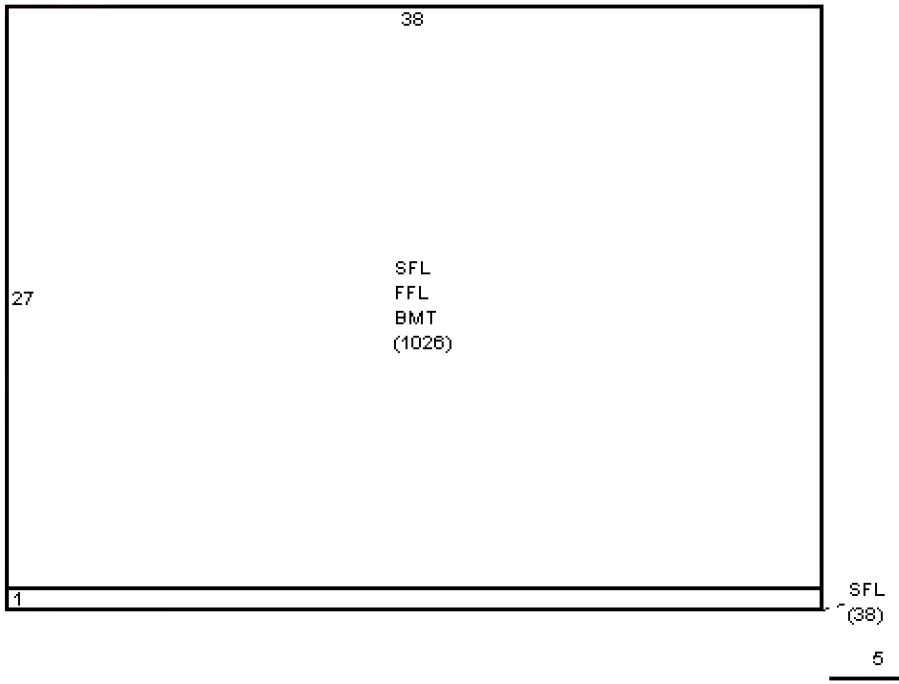
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.32
Special Features:	0	Val/Su Net:	129.75
Final Total:	404300	Val/Su SzAd	193.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,064	161.320	171,643
BMT	Basement	1,026	48.400	49,654
FFL	First Floor	1,026	161.320	165,513

Net Sketched Area:	3,116			Total:	386,810
Size Ad	2090	Gross Are	3116	FinArea	2090

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc